

STATE OF ALABAMA
ST. CLAIR COUNTY

The City Council of the City of Pell City met in a regularly scheduled work session at City Hall at 5:30 p.m. on Monday, January 27, 2025. Present were Council President Alverson, Councilmembers Ivi McDaniel, Blaine Henderson, and Jason Mitcham. Those present constituting a quorum of the Council, Council President Alverson opened the meeting for discussion. Councilmember Jay Jenkins was absent.

The invocation was led by Councilmember Jay Jenkins.

The pledge to the American Flag was led by Councilmember Blaine Henderson.

The City Clerk had roll call for attendance.

There were no comments regarding the bills on file.

There were no comments regarding the minutes from the council meetings held on December 23, 2024 and January 13, 2025.

A public hearing was set for 6:00 p.m. to consider amending Ordinance 79-516 to re-zone certain property located on 19th Street South from R-2 to R-4.

City Manager Brian Muenger addressed the City Council regarding the life insurance policy that was carried on all full-time (30 hours and above) employees. He advised there had been some changes and confirmed the carrier originally contracted was no longer offering group life benefits. He introduced Joe Paul Abbott with Union State Insurance to provide information on the new proposed carrier. Mr. Joe Paul Abbott advised that he had reached out to several companies who had offered group life insurance in the past. He confirmed the lowest quote was received from A&D Insurance, a company the City had previously contracted. Mr. Abbott advised there was a slight increase to sixteen cents per thousand for the additional coverage option available to the City Employees and stated that Ms. Childre, the HR Director would need to provide all options available to the employees. He further explained that the City Council and City Attorney would be eligible for the same coverage as employees, if interested.

City Manager Comments: None.

Mayor Comments: None.

City Attorney John Rea advised the Council needed to enter into Executive Session to discuss a matter involving potential litigation. Mr. Rea certified this qualified for Executive Session and did not expect the session to last any longer than fifteen minutes. Mr. Rea stated he did not expect action from the session. At 5:45 p.m., Councilmember Mitcham made a motion to enter into Executive Session for approximately fifteen minutes. The motion was seconded by Councilmember Jenkins and unanimously approved by the Council. On roll call, those voting aye being: Councilmembers Jenkins, McDaniel, Henderson, Mitcham, and Council President Alverson. Nays: None. Council President Alverson declared the motion approved.

The City Council of the City of Pell City reconvened from executive session at 6:00 pm. for the regularly scheduled Council Meeting on Monday January 27, 2025. Present were Council President Jud Alverson; Councilmembers Jay Jenkins, Ivi McDaniel, Blaine Henderson, and Jason Mitcham. Those present constituting the entirety of the Council, the following business was transacted:

The City Clerk had roll call for attendance.

On motion of Councilmember Henderson, seconded by Councilmember Jenkins, the Council unanimously approved the agenda as presented.

On motion of Councilmember Henderson, seconded by Councilmember McDaniel, the Council unanimously approved the payment of bills on file.

On motion of Councilmember McDaniel, seconded by Councilmember Mitcham, the Council unanimously approved the minutes from the council meetings held on December 23, 2024 and January 13, 2025.

Now was the time set aside for a public hearing regarding the rezoning of certain property located on 19th Street South. Council President Alverson opened the Public Hearing at 6:04 p.m. Blake Rice was present to answer any questions. City Manager Brian Muenger advised the location of the property was typically known as the "Tim's Property". He confirmed the property was currently zoned R-2, medium density residential. He advised the request submitted was for the property to be re-zoned to R-4, high density residential, which allowed for the construction of apartments. Mr. Muenger stated the Board of Zoning Adjustments had approved a variance for the total number of units allowed in one building and stated the Planning Commission recommended the approval of the master plan and rezoning to R-4. He advised the property was well suited for the development which was proposed to have fifty-six units. There being no one else present regarding this matter, Council President Alverson closed the Public Hearing at 6:07 p.m.

Council President Alverson introduced the following Ordinance:

ORDINANCE NO. 2025 - 4

AN ORDINANCE AMENDING ORDINANCE NO. 79-516 TO REZONE FROM R-2 TO R-4 CERTAIN PROPERTY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF PELL CITY, ALABAMA

WHEREAS, John David Tims, the owner of the hereinafter described real estate located on 19th Street South in Pell City, St. Clair County, Alabama, did file with the Clerk of the City of Pell City, Alabama, a written petition duly signed by John David Tims requesting that said described property located within the corporate limits of the City of Pell City be rezoned from R-2 (Medium Density Residential District) to R-4 (High Density Residential District) under the provisions of section 11-52-70, et seq, Code of Alabama, 1975, as amended; and

WHEREAS, said petition did have attached thereto an accurate description of said territory proposed to be rezoned, together with a map of said property, all as is required under the provisions of said section 11-52-70, et seq; and

WHEREAS, the City Council of the City of Pell City has heretofore given notice of and convened a public hearing on January 27, 2025, pertaining to said rezoning; and has examined the aforesaid petition and exhibits attached thereto and finds that the said described lands are located within the corporate limits of the City of Pell City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PELL CITY, ALABAMA, as follows:

Section 1. The petition of John David Tims the owner of the following described lands situated in the City of Pell City, Alabama, requesting that the same be rezoned from R-2 to R-4 be and the same is hereby approved, to-wit:

A Tract or parcel of land containing 11.05 acres located in the SW1/4 of the NE1/4, Section 12, Township 17 North, Range 3 East, St. Clair County, Alabama and being more particularly described as follows: Begin at the northwest corner of said SW1/4 of the NE1/4; thence N 89 degrees 21'24" E 1004.16 feet along the north line of said SW1/4 of the NE1/4 and the north line of John David Tims tract recorded in Deed Book 219, Page 155, Probate Office, St. Clair County, Alabama, to the west right-of-way along a curve to the right having a radius of 11,418.36 feet, an arc length of 45.70 feet, and a chord bearing and distance of S22 degrees 22'26" E 45.70 feet; thence leaving said right-of-way S68 degrees 48'43" W 415.00 feet; thence S15 degrees 21'17" E 170.00 feet; thence S73 degrees 08'48"W 340.00 feet; thence N39 degrees 51'02" W 697.93 feet to the west line of said SW/14 of the NE1/4 and west line of said John David Tims tract; thence N00 degrees 27'16" W 134.84 feet to the point of beginning.

According to the survey by Jeffrey S. Ham, License No. 21775, dated November 26, 2024.

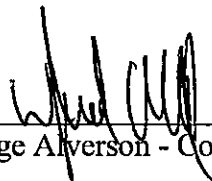
Section 2. The Zoning District Map of the City of Pell City shall be amended by rezoning the aforesaid described parcel of land from R-2 to R-4.

Section 3. This Ordinance shall become effective upon approval, passage and publication as required by law.

On motion of Councilmember Henderson, seconded by Councilmember Mitcham, the Council unanimously approved **RESOLUTION NO. 2025 – 5** authorizing a proposal from Union State Insurance.

City Attorney John Rea advised the Council needed to enter into Executive Session to discuss a matter involving potential litigation. Mr. Rea certified this qualified for Executive Session and did not expect the session to last any longer than ten minutes. Mr. Rea stated he did not expect action from the session. At 6:15 p.m., Councilmember Mitcham made a motion to enter into Executive Session for approximately ten minutes. The motion was seconded by Councilmember Jenkins and unanimously approved by the Council. On roll call, those voting aye being: Councilmembers Jenkins, McDaniel, Henderson, Mitcham, and Council President Alverson. Nays: None. Council President Alverson declared the motion approved.

On motion of Councilmember Mitcham, seconded by Councilmember Henderson, the Council adjourned executive session at 6:25 p.m.; subject to the call of President Alverson.



W. Judge Alverson - Council President

ATTEST:



Sheree D. Pruitt - City Clerk